

# Cummings Park and West Beach

## Facilities Master Plan

Park Commission

City of Stamford, CT

July 15, 2015



# Cummings Park and West Beach Master Plan

## Master Plan Goals

- Engage the community
- Identify needs
- Identify operational and physical improvements
- Restore the marina
- Prepare for future storms and sea level rise
- Prepare illustrative plans and narrative
- Determine priorities and costs
- Deliver a master plan document

# Cummings Park and West Beach Master Plan

## Community Outreach

- Community Meeting 1, June 2014 (SWOT Analysis)
- Stakeholder meetings and interviews (3 days)
- Community Meeting 2 (Concept Review)
- City Staff Review (December 2014)
- On-Line Surveys (2; 500+ responses)
- Harbor Commission Meeting (February 2015)
- Community Meeting 3 (April 23, 2015)



## Cummings Park

## West Beach

## Study Area

# Cummings Park and West Beach Master Plan

## Operations Enhancement

Neighborhood Parking

Hours of Operation

Loitering

Homeless Population

Park Rules Enforcement

Traffic Control

Concessions Access, Offerings and Conditions

Maintenance

Snow storage / snow melt

# Cummings Park and West Beach Master Plan

## Enhancement Strategy

### **Connectivity / Pedestrian, Bicycle and Vehicular Circulation**

Community connectivity and recreation amenity

### **Natural Environment**

Enhanced landscape diversity, habitat and green infrastructure

### **Beaches and Promenade**

A more family-friendly and enjoyable park experience

### **Food and Recreation Concessions**

Better offerings, greater use and year-round destination

### **Parking**

More efficient, better managed with enhanced landscape

### **Play Fields**

Improved playability, safety and park integration

### **Marina**

Rebuild with additional user amenities

### **Restrooms**

Renovate, improve security and locate for convenience

### **Playground Environments / Destination Play**

A more enriching play experience year-round

CONNECTIVITY / PEDESTRIAN, BICYCLE AND VEHICULAR CIRCULATION



CONNECTIVITY / PEDESTRIAN, BICYCLE AND VEHICULAR CIRCULATION  
Preferred Concepts

Concept 1



27.7% OF RESPONDENTS

Concept 4



32.5% OF RESPONDENTS

CONNECTIVITY / PEDESTRIAN, BICYCLE AND VEHICULAR CIRCULATION  
Least Preferred

Concept 2



13.6% OF RESPONDENTS

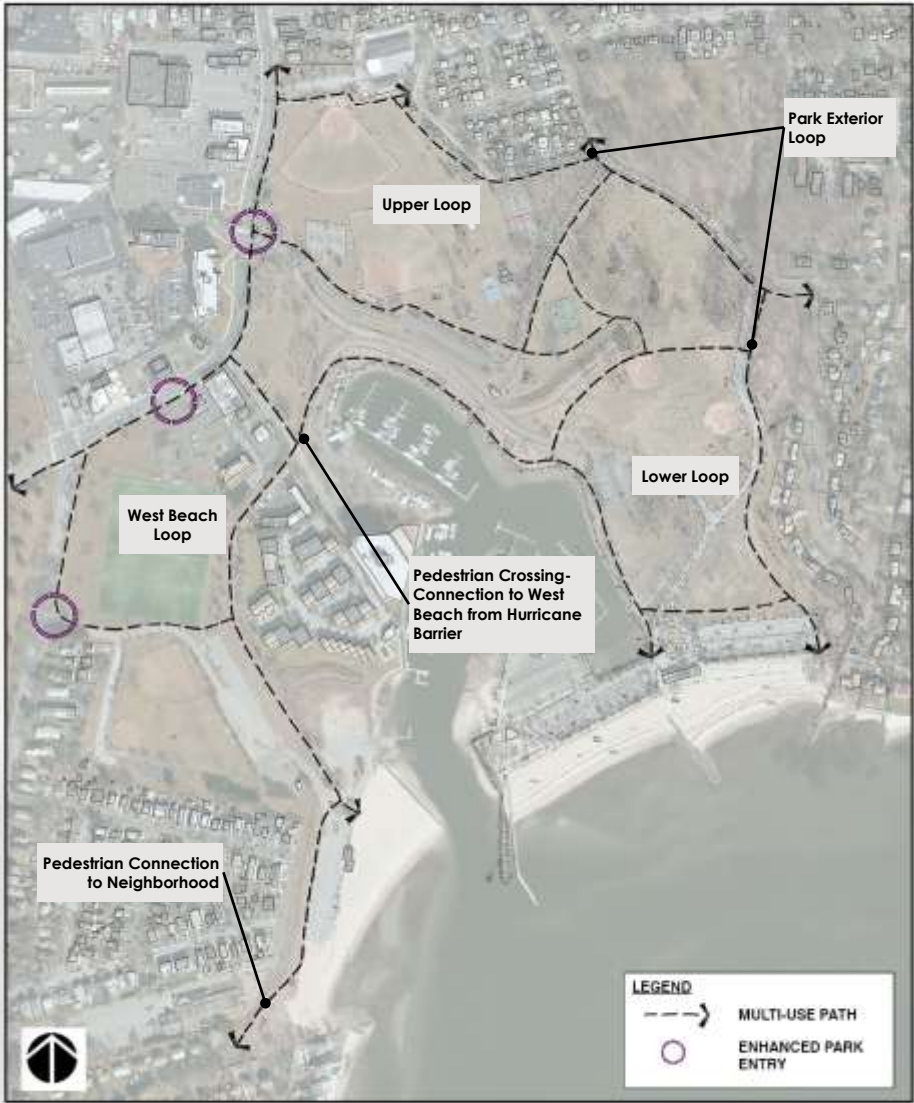
Concept 3



14.6% OF RESPONDENTS

CONNECTIVITY / PEDESTRIAN, BICYCLE AND VEHICULAR CIRCULATION  
Preferred Concept

Multi-Use Path Network



CONNECTIVITY / PEDESTRIAN, BICYCLE AND VEHICULAR CIRCULATION



Enlargements

# NATURAL ENVIRONMENT Preferences

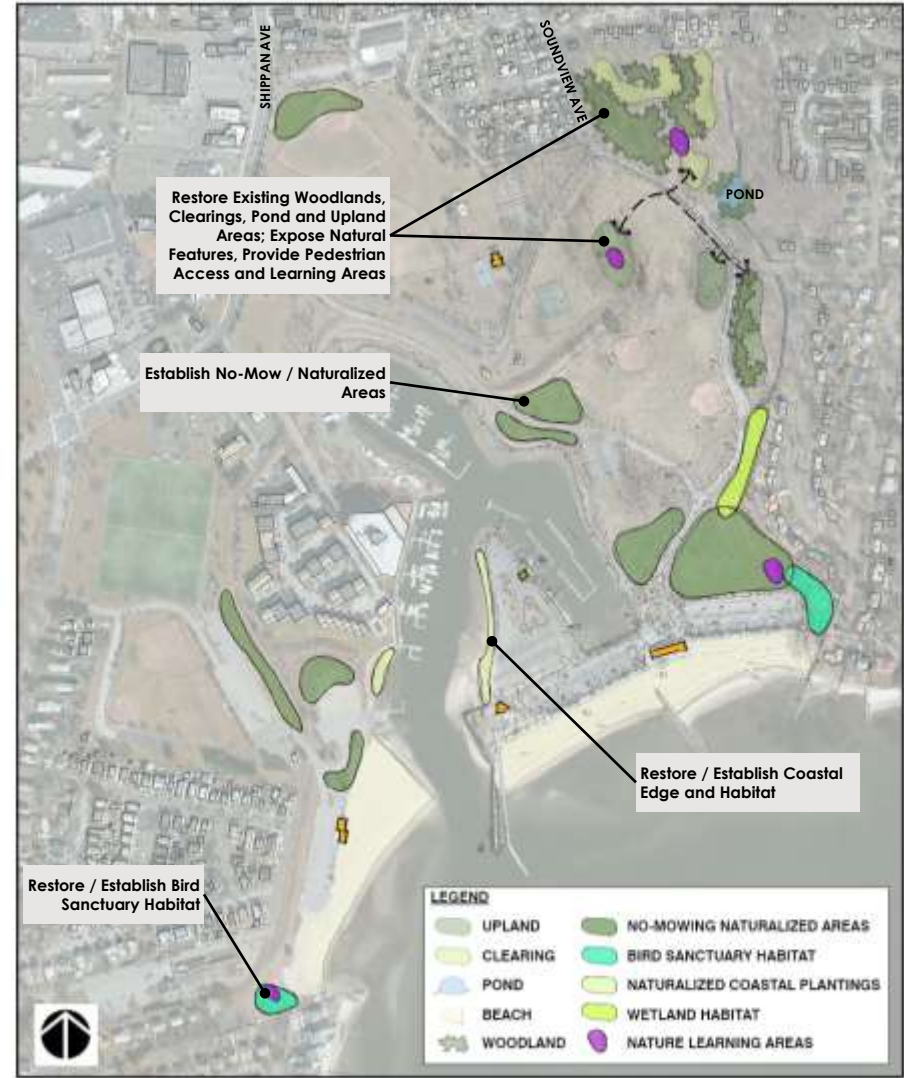
## Forestation Plan



HIGH PRIORITY – 50.8%

LOW PRIORITY – 32.0%

## Habitat Enhancement and Connectivity



HIGH PRIORITY – 51.7%

LOW PRIORITY – 32.3%

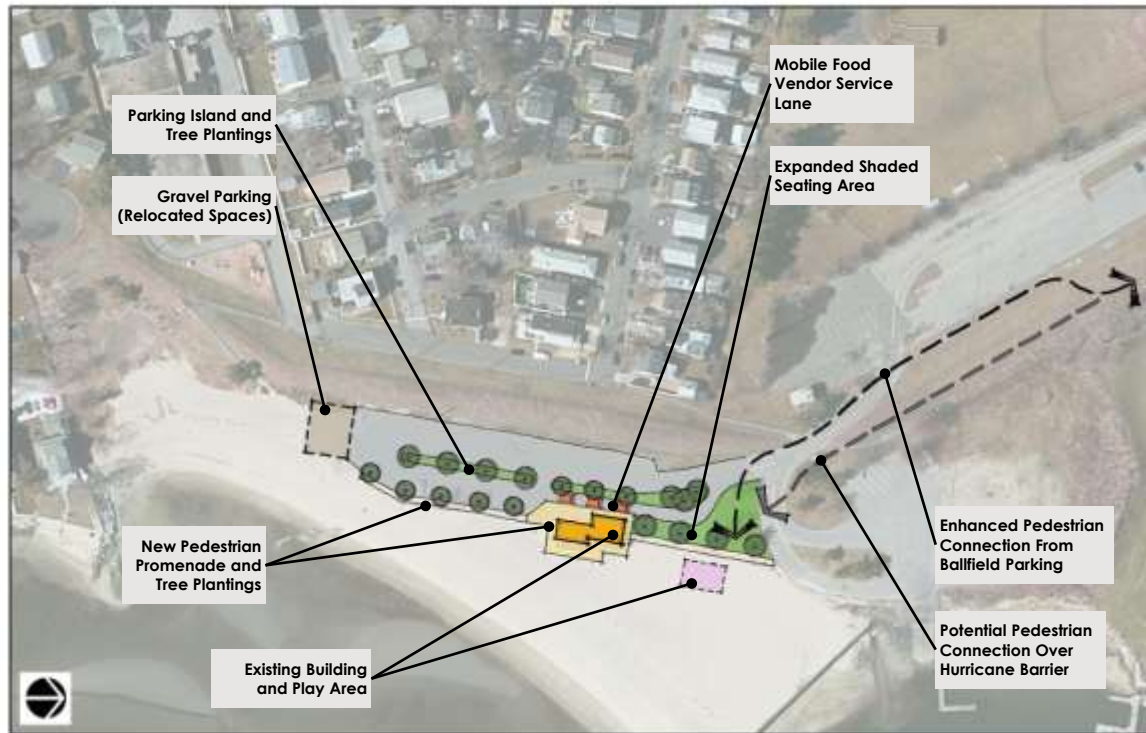
## NATURAL ENVIRONMENT





## BEACHES AND PROMENADE

## West Beach Concept



**HIGH PRIORITY – 56.3% OF RESPONDENTS**

**LOW PRIORITY – 29.0% OF RESPONDENTS**

## BEACHES AND PROMENADE



Enlargement



## BEACHES AND PROMENADE

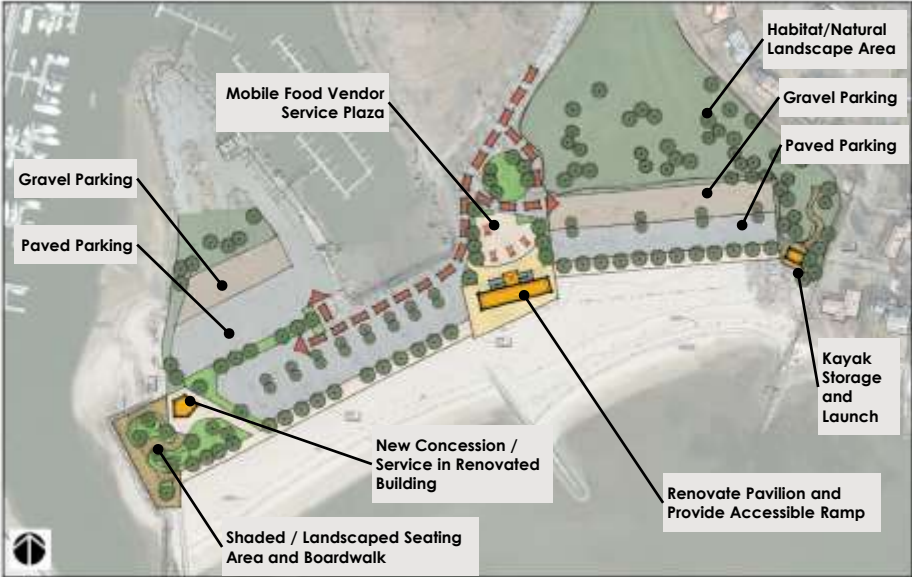
## BEACHES AND PROMENADE





BEACHES AND PROMENADE  
Cummings Park - Most Preferred (Concept 2)

Concept 2



35.4% OF RESPONDENTS

Concept 4

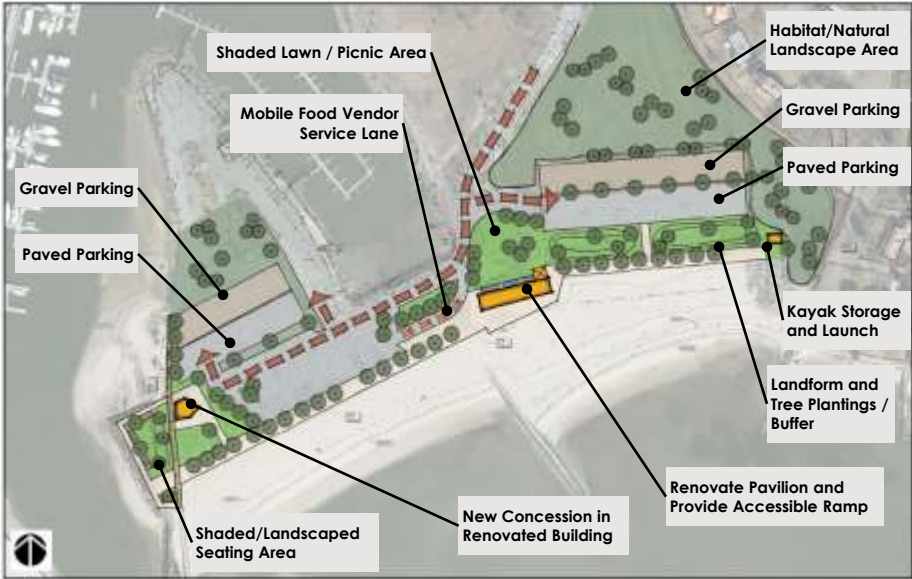


19.9% OF RESPONDENTS

# BEACHES AND PROMENADE

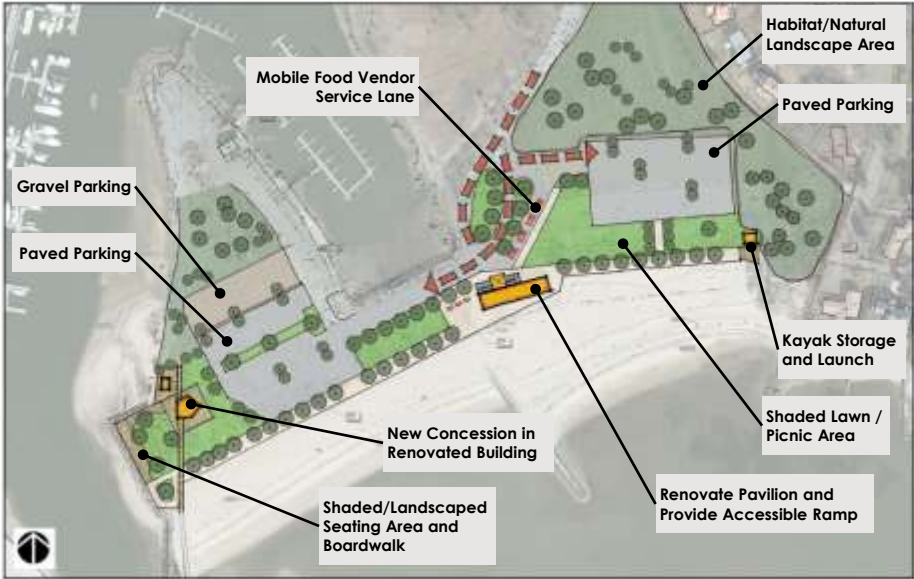
## Cummings Park Concepts

Concept 1



18.8% OF RESPONDENTS

Concept 3



16.0% OF RESPONDENTS

## BEACHES AND PROMENADE



Enlargement

# BEACHES AND PROMENADE



Section – Elevation A-A



Section – Elevation B-B







## Recommendations:

**Option A: Open-Air  
Waterfront Pavilion**

**Option B: Full Service  
Restaurant Venue (in flood  
zone)**



CONCESSION SPACE





**PLAY FIELDS**

## PLAY FIELDS 4 & 5

### PROPOSED CONCEPTS - MOST PREFERRED

Concept 3



39.2% OF RESPONDENTS

Concept 4 (Lighted)



26.3% OF RESPONDENTS

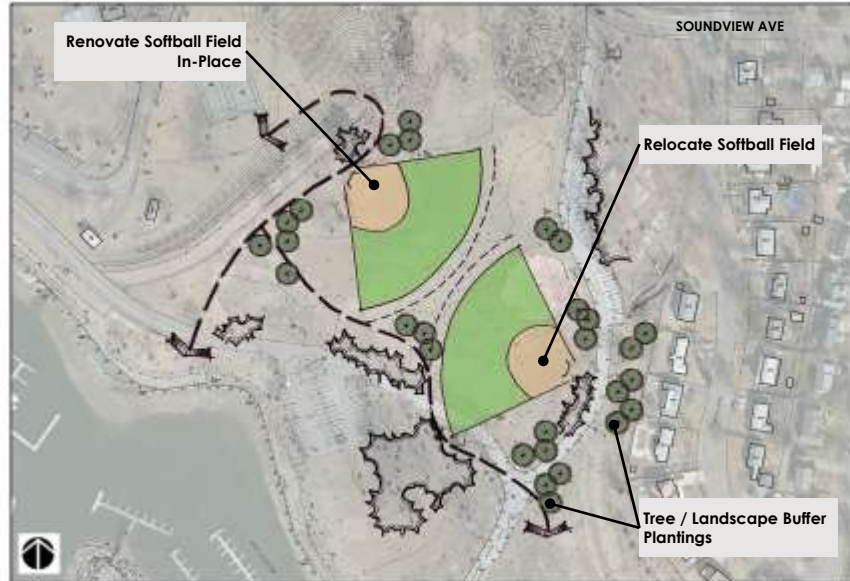
#### Design Considerations

- Allows flexibility in field dimensions and use.
- Significant neighborhood buffer

## PLAY FIELDS 4 & 5

### Proposed Concepts

Concept 1



11.7% OF RESPONDENTS

Concept 2



4.7% OF RESPONDENTS

## PLAY FIELDS 4 & 5

### Proposed Concepts



Enlargement



PLAY FIELDS

## PLAY FIELDS 1 & 2 PROPOSED CONCEPTS

Concept 1



LEAST PREFERRED - 22.6% OF RESPONDENTS

Concept 2



MOST PREFERRED - 56.0% OF RESPONDENTS

### Constraints:

- Cost
- Loss of field use during construction

## PLAY FIELDS 1 & 2 PROPOSED CONCEPTS



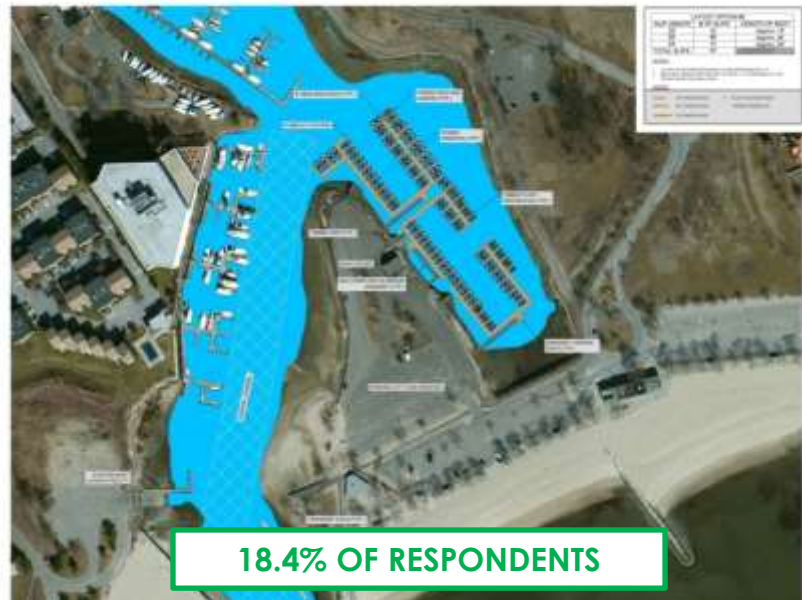
Enlargement



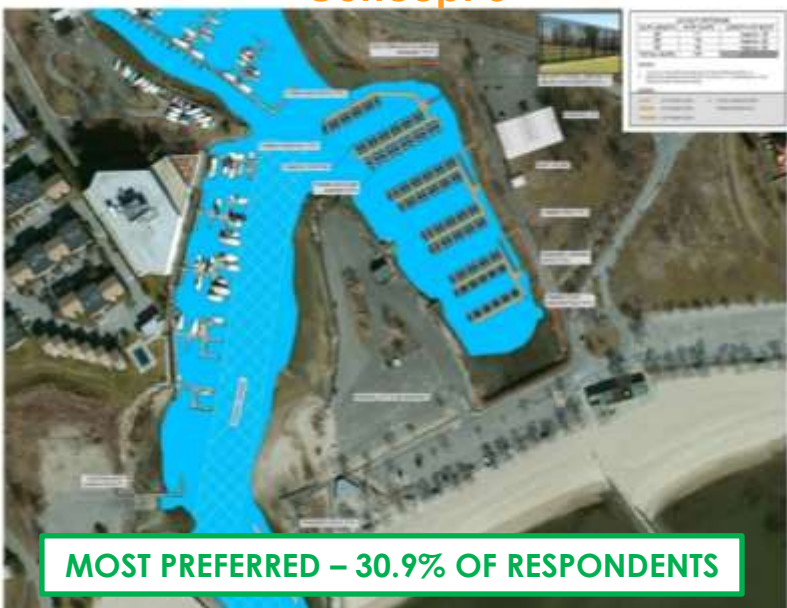
MARINA

MARINA  
Proposed Concepts

Concept 2



Concept 3



Concept 1



LAYOUT OPTION #3		
SLIP LENGTH	# OF SLIPS	LENGTH OF BOAT
20'	11	Approx. 18'
26'	74	Approx. 24'
32'	16	Approx. 30'
TOTAL SLIPS	101	

## MARINA Proposed Concepts



Enlargement

## RESTROOM FACILITIES

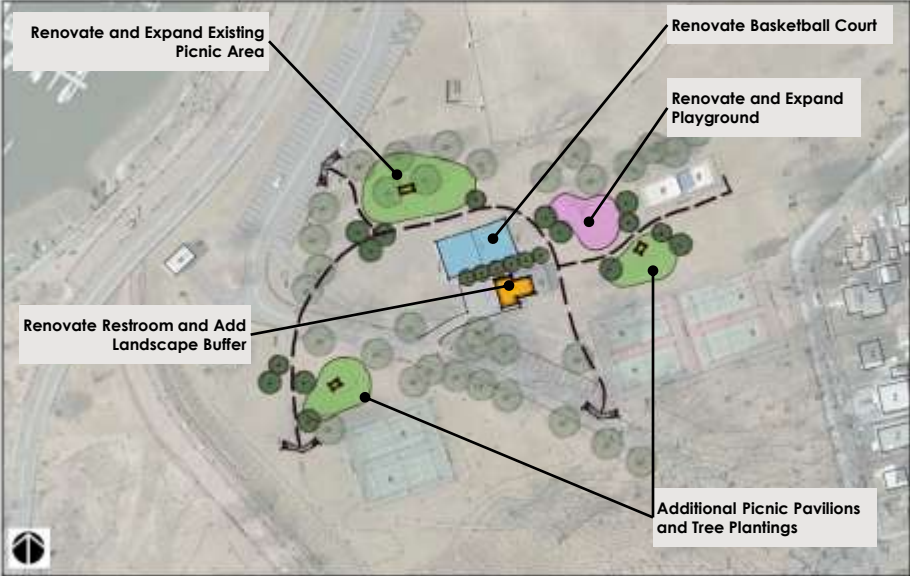




## PLAYGROUND ENVIRONMENTS

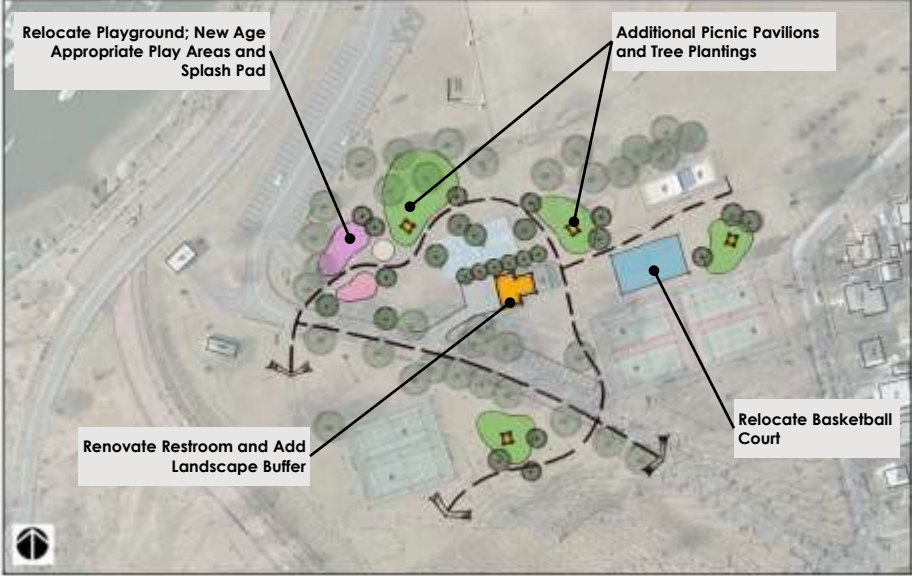
PLAYGROUND ENVIRONMENT  
Proposed Concepts

Concept 1



33.5% OF RESPONDENTS

Concept 2



MOST PREFERRED – 51.6% OF RESPONDENTS

# PLAYGROUND ENVIRONMENT

## Proposed Concept

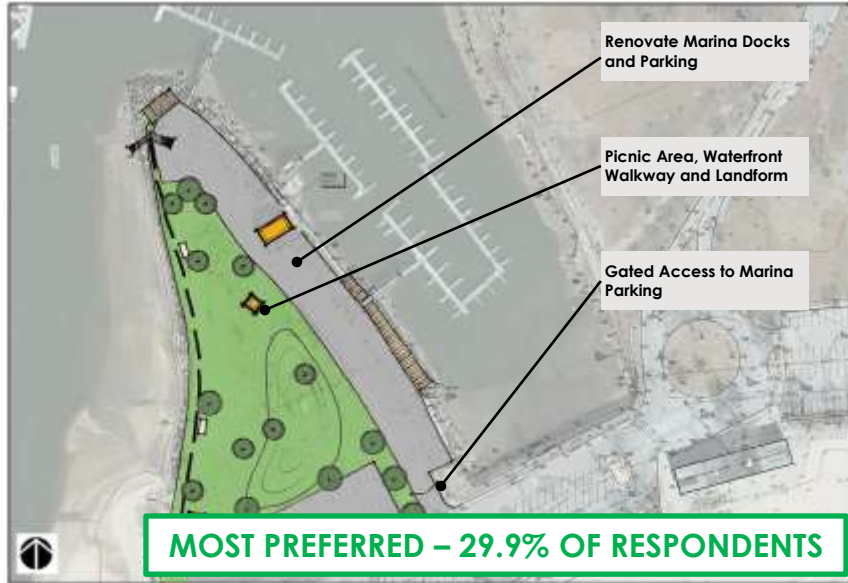


Enlargement

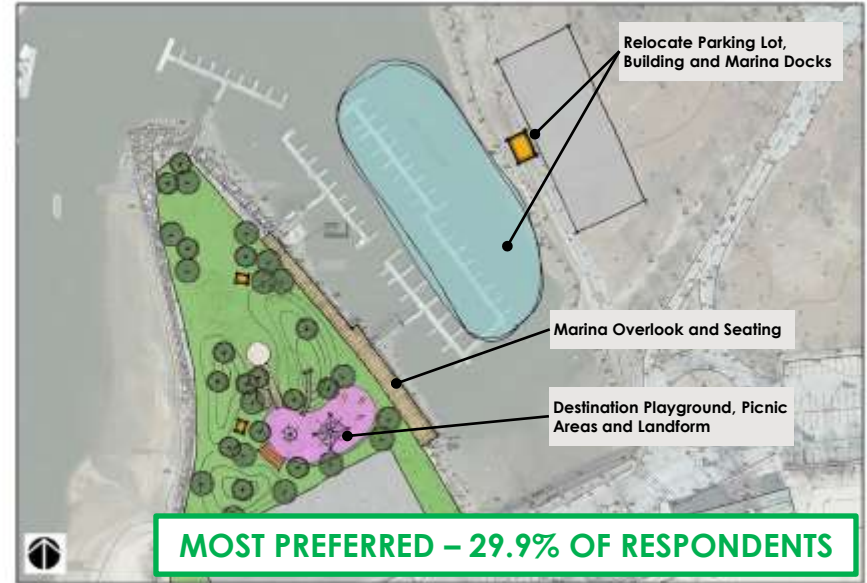


# DESTINATION PLAY Proposed Concepts

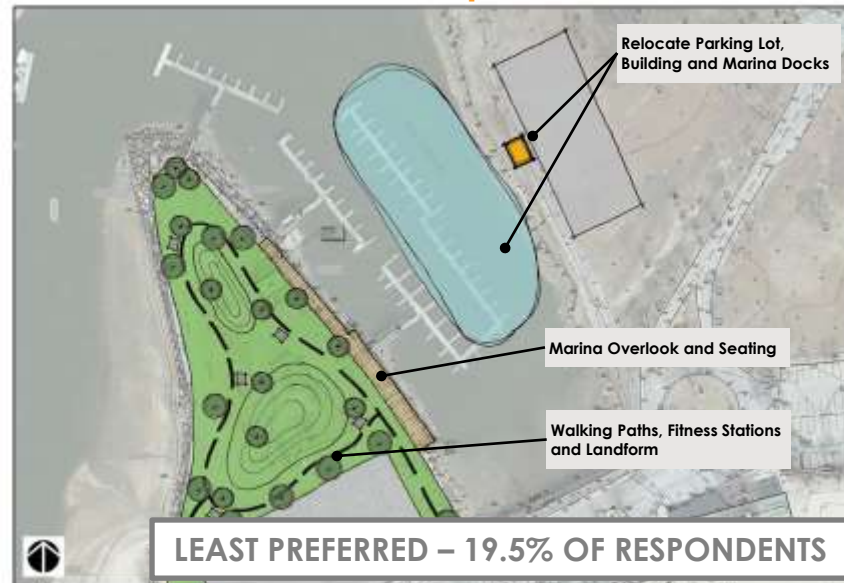
## Concept 1



## Concept 3



## Concept 2



## DESTINATION PLAY Proposed Concept



Enlargement

## DESTINATION PLAY Proposed Concepts



# Cummings Park and West Beach Master Plan

## SITE STATISTICS

### Cummings Park/West Beach Impervious Surface Reduction

Roadways and Parking Areas

#### West Beach

Existing Approx. Area: 191,580 sf

Proposed: **196,755 sf** (20 additional parking spaces at soccer field)

#### Cummings Park (excluding beach/promenade area)

Existing Approx. Area: 199,500 sf

Proposed: **204,375 sf** (expanded parking areas at baseball and relocated marina)

#### Cummings Park – Beach/Promenade Area

Existing Approx. Area: 241,350 sf

Proposed: **120,000 sf** (maintain existing parking counts, 72 overflow/grass spaces)

*\*Gravel parking assumed pervious*

#### Total Impervious Calculations

Existing : **632,430 sf**

Proposed: **520,340 sf**

**Impact:**    **(112,090 sf)** (approx. 2.6 acre reduction)

# Cummings Park and West Beach Master Plan

## SITE STATISTICS

### Parking Totals (existing counts paved, striped spaces only)

#### West Beach (existing/**proposed**)

Little League/Youth Soccer Fields: 184 / **180**

Turf Soccer Fields: 54 / **74**

Beach: 113 / **113**

**Grand Total: 351 / 367**

#### Cummings Park (existing/**proposed**)

Baseball and Playground Area: 129 / **132**

Softball and Marina (mid-park): 86 / **103** (31 designated/gated marina)

East Beachfront: 193 / **168**

West Beachfront: 128 / **121**

Peninsula: 173 / **99**

Grass Overflow: 0 / **86**

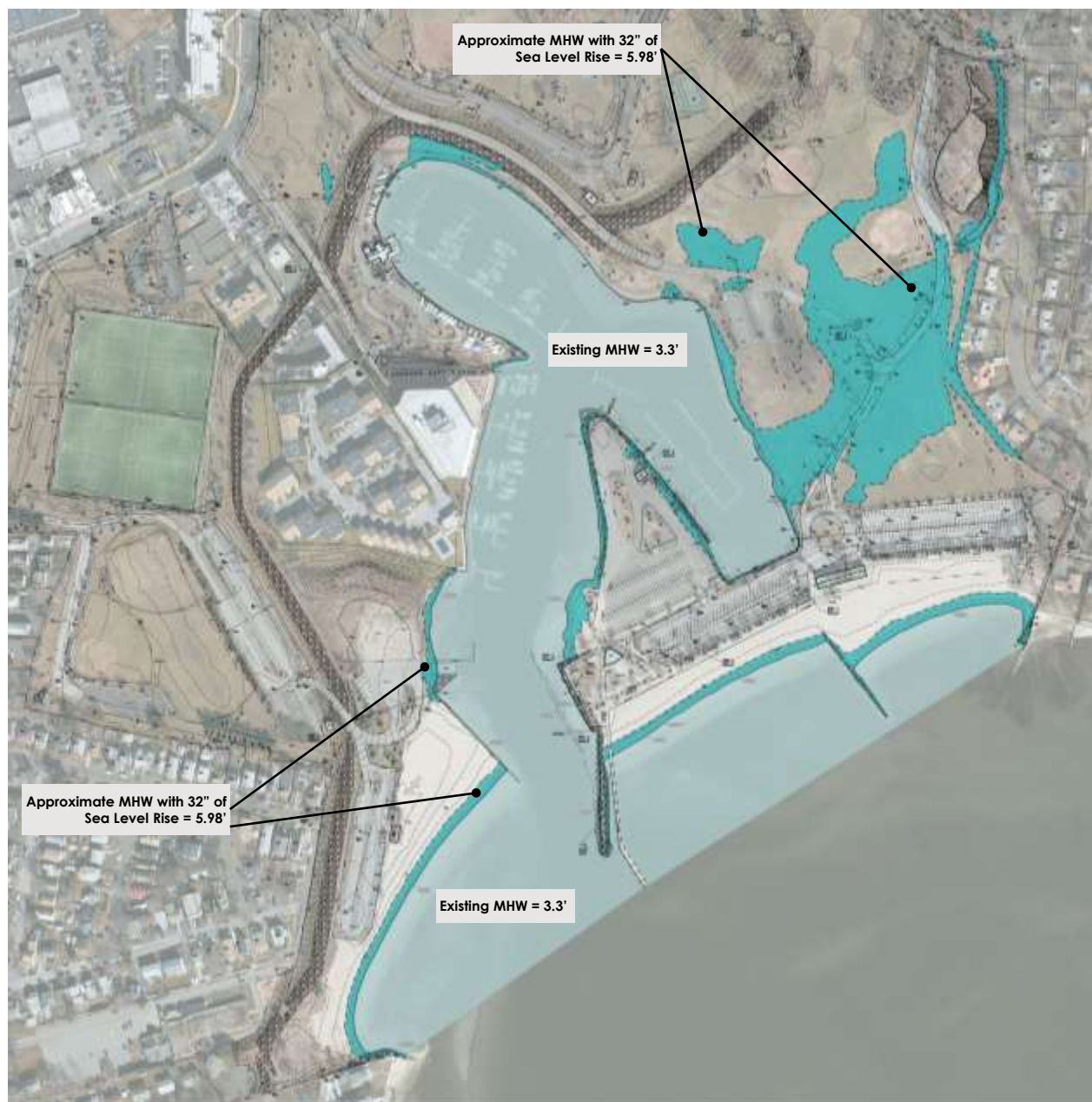
**Grand Total: 709 / 709**

# Cummings Park and West Beach Master Plan

## Resiliency: Potential Cummings & West Beach Modifications

Park is Susceptible to Flooding Events “V” Zone El 15





SEA LEVEL RISE IMPACT (SLR @ 32")

# Cummings Park and West Beach Master Plan

## Beach Improvement

Provide regular nourishment on an “as needed” basis as determined by the regular beach surveys and incorporating a sand back-passing operation at West Beach.

Constructing a dune, optimizing the beach slope, or changing the grain size of the beach sand would impact the dynamics and functionality of the beach and/or park in addition to being costly.

# Cummings Park and West Beach Master Plan

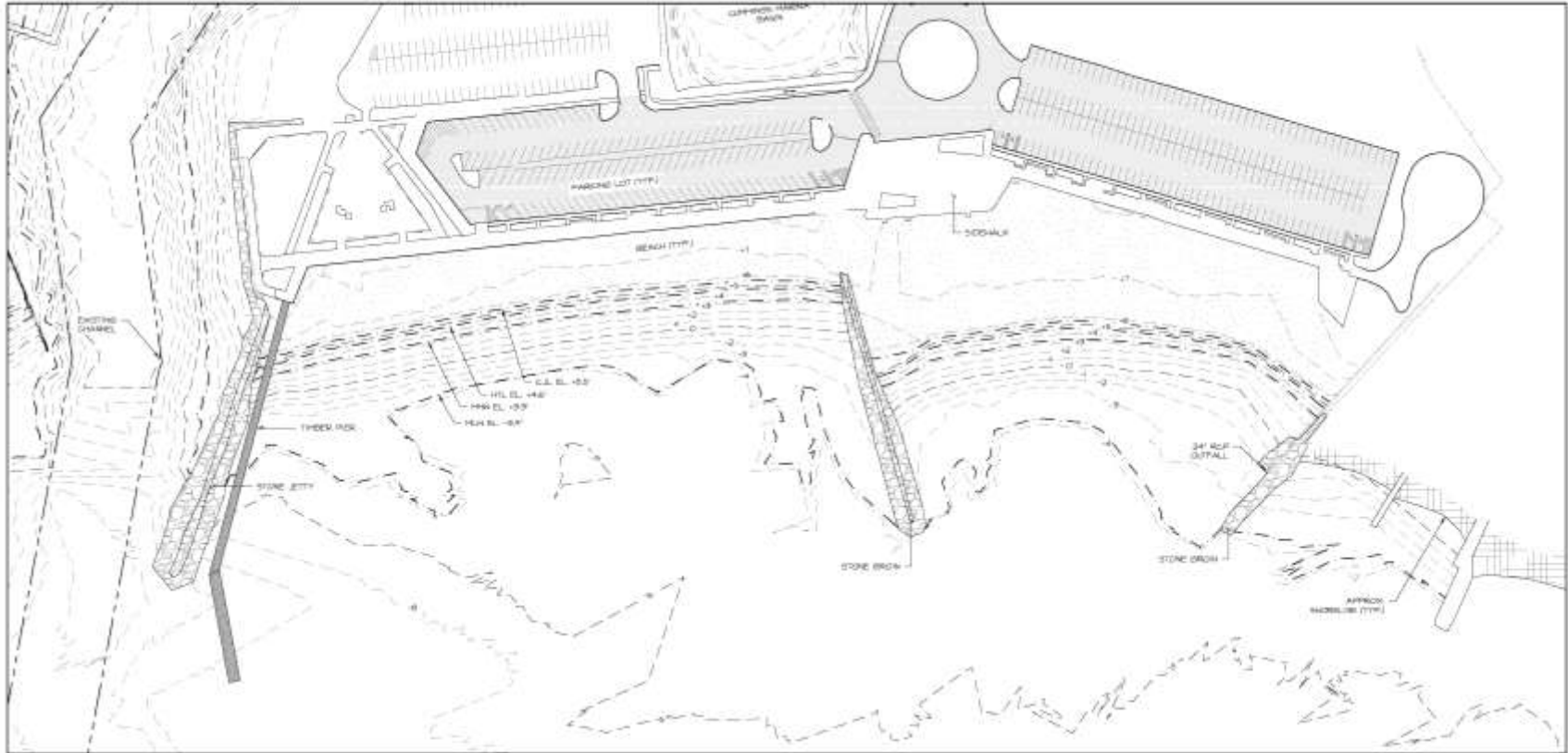
## Coastal Resiliency

Beaches were analyzed for the following:

- 1, 10, 50 & 100 – year storm events
- Moderate to significant erosion was noted during all but the 1 year storm event.
- While the beach may be improved to resist erosion, the park is still susceptible to flooding from the marina basin.
- To minimize erosion the beach can be improved as follows:

Cummings Park	West Beach
Do Nothing	Do Nothing
Beach Nourishment	Beach Nourishment
Grain Size Modification	Grain Size Modification
Addition of Sand Dune	Addition of Sand Dune
Sand Gradation Modification	Sand Gradation Modification
Offshore Wave Attenuator	Offshore Wave Attenuator
Offshore Feeder Bar	Sand Back-passing
	Offshore Feeder Bar

- The beach improvement recommendation is to perform beach nourishment for both beaches as well as incorporating sand back-passing operations at West Beach



# CUMMING BEACH EXISTING CONDITION & BEACH MAINTENANCE OPTIONS

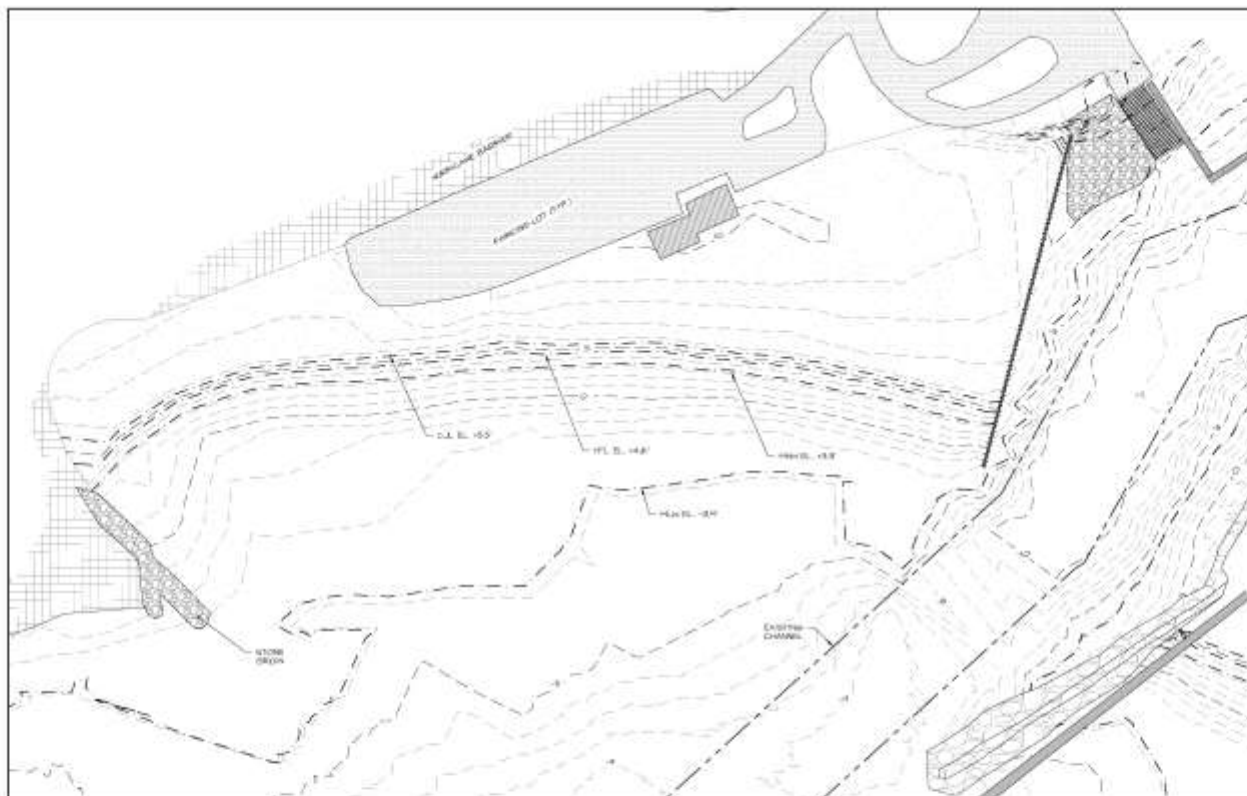
SCALE: 1" = 50'



## NOTE:

1. FOR BEACH NEARBY MAINTENANCE TO BE GRADES ITS ESTIMATED THAT 100 C.Y. WILL BE RESPONSIBLE TO FILL APPROXIMATELY 500 C.Y. ANNUALLY.
2. EXISTING BEACH SAND MAY BE MIXED WITH COARSER GRAY SAND C.Y. + 10000 OR GREATER TO MAKE BEACH MORE RESILIENT TO DROUGHT.

RETURN PERIOD (YRS)	EROSION POTENTIAL (CY)
1	10000
10	100000
50	1000000
100	10000000



# **WEST BEACH EXISTING CONDITION & BEACH MAINTENANCE OPTIONS**



## **NOTE:**

1. FOR BEACH MAINTENANCE TO BE GRADED, ITS ELEVATION MAY BE CITY HILL BE RESPONSIBLE TO FILL APPROXIMATELY 100' (1' ANNUAL) IT.
2. EXISTING BEACH SAND MAY BE HEARD WITH COARSE SAND SAND (S.S.) - 100% OR GREATER TO MAKE BEACH MORE RESIST TO EROSION.

RETURN PERIOD (YRS)	EROSION POTENTIAL (FT)
1	MINIMAL
10	23504
50	50501
100	68001



BEACH BACKPASSING ALTERNATIVE - WEST BEACH

GRAPHIC SCALE  
1" = 50'

# Cummings Park and West Beach Master Plan

## Parks' Enhancement Strategy

**Keep it simple!**

### Short-term Priorities

Operations, cleanliness, security and enhanced visitor experience

### Capital Improvements

Focus on connectivity, walkability, parking, restrooms, beach and site features, enriched play environments, marina and concessions

### Program Enhancements

Food, fitness, recreation and environment!



# Cummings Park and West Beach Master Plan

